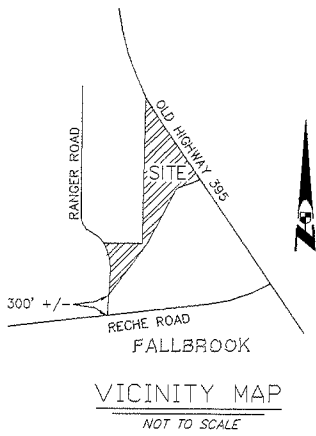


# PRELIMINARY GRADING PLAN

## TPM 20800

(REVISED 9/27/2004)  
EIR 04-02-002



OWNER:  
CROSSROADS INVESTORS I, LLC  
5677 OBERLIN DRIVE SUITE #112  
SAN DIEGO, CA 92121  
858-597-5960

SURVEYOR/APPLICANT:  
JIM EYERMAN, PLS 6336  
1256 EL NIDO DRIVE  
FALLBROOK, CA. 92028  
760-723-2385

ENGINEER:  
BRESNAHAN ENGINEERING  
3031 RIDGECREEK DRIVE  
FALLBROOK, CA. 92028  
760-7728-7733

ASSESSOR'S PARCEL NO.: 108-161-05 & 06

SOURCE OF TOPO: AERIAL MAPPING BY  
INLAND AERIAL INC ON 2-05-04

CAL COORD INDEX 442-1713

### EARTHWORK QUANTITIES

CUT: \*10,000 CY  
FILL: \*10,000 CY  
IMPORT: \*0 CY  
EXPORT: \*0 CY

\*ESTIMATE ONLY

PARCEL 4  
4.10 ACRES NET  
4.20 ACRES GROSS  
PAD ELEV. = 733.0

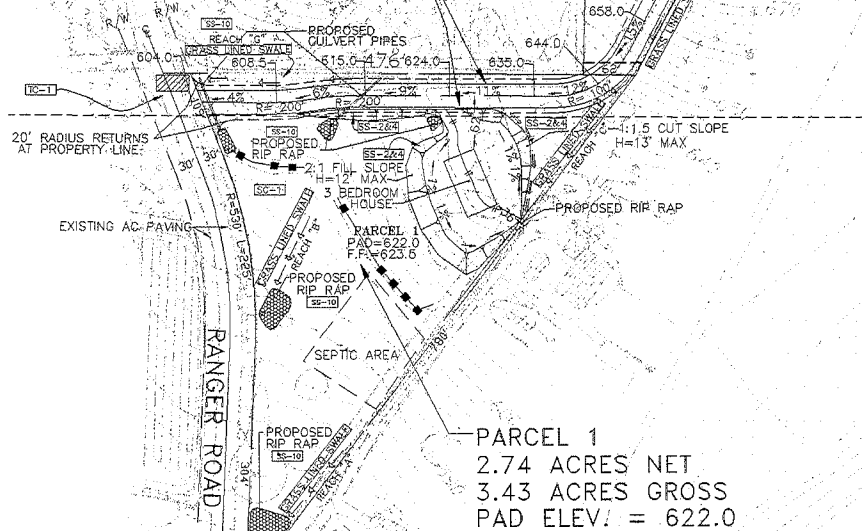
NOTE: THIS PLAN IS PROVIDED TO  
ALLOW FOR FULL AND ADEQUATE  
DISCRETIONARY REVIEW OF A PROPOSED  
DEVELOPMENT PROJECT. THE PROPERTY  
OWNER ACKNOWLEDGES THAT  
ACCEPTANCE OR APPROVAL OF THIS  
PLAN DOES NOT CONSTITUTE AN  
APPROVAL TO PERFORM ANY GRADING  
SHOWN HEREON, AND AGREES TO OBTAIN  
A VALID GRADING PERMIT BEFORE  
COMMENCING SUCH ACTIVITY.

PARCEL 3  
1.63 ACRES NET  
2.00 ACRES GROSS  
PAD ELEV. = 730.0

NOTE: ALL CONSTRUCTED SLOPES SHALL  
CONFORM TO SRD DS-11. FOR SLOPE HEIGHTS  
UNDER 15' THE TOE OF SLOPE SHALL BE A  
MINIMUM OF 1.5' FROM THE PROPERTY LINE AND  
5' FROM A STRUCTURE. THE TOP OF THE SLOPE  
SHALL BE A MINIMUM OF 3' FROM THE PROPERTY  
LINE AND 5 FEET FROM STRUCTURES.

PARCEL 2  
1.51 ACRES NET  
2.00 ACRES GROSS  
PAD ELEV. = 684.0

PROPOSED 40' PRIVATE  
ROAD & UTILITY EASEMENT  
& 24' PAVED ROAD OVER  
28 FOOT GRADED ROAD.



### BMP LEGEND

BROW DITCH PER RSD D-75	⇒ ⇒ ⇒ ⇒
GRASS LINED SWALE	→ → → →
ENERGY DISSIPATOR:	SS-10
SILT FENCE:	—■—■—■—■— SC-1
WATTLE:	—FR—FR— SC-5
GRAVEL BAGS:	SC-6
STABILIZED CONSTRUCTION ENTRANCE:	TC-1
MATERIAL DELIVERY & STORAGE:	WM-1
CONCRETE WASTE MANAGEMENT:	WM-8
SOLID WASTE MANAGEMENT:	WM-5
SANITARY WASTE MANAGEMENT:	WM-9
HAZARDOUS WASTE MANAGEMENT:	WM-6
SLOPE PROTECTION: VEGETATION STABILIZATION AND/ OR BONDED FIBER MATRIX	SS-2&4

REMAINDER PARCEL  
4.00 ACRES NET  
4.10 ACRES GROSS

PERMANENT SIGNS

PROPOSED STEEP SLOPE OPEN SPACE EASEMENT

PROPOSED BIOLOGICAL OPEN SPACE EASEMENT

EXISTING CENTERLINE 12' SDG&E EASEMENT

EXISTING RMWD EASEMENT

100 YEAR FLOOD PLAIN



SDC DPLU RCVD 10-11-06  
STP 06-013 EIR 04-02-002 TPM 20800 RPL2